Karen Johnson Davidson County
Batch# 1432620 DEEDWARR
06/11/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260611-0052905

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 11.26.2028

(AFFIX SEAL)

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11261

Address of New Owner:	Send Tax Bills to:	Tax Information:
Crystal Marie Patterson 3906 Dakota Avenue Nashville, TN 37209	Crystal Marie Patterson 3109 Crestmoor Court Prospect, KY 40059	092-13-0-239-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jayme C. Long Trust dated October 19, 2022**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Crystal Marie Patterson (a/k/a Crystal M. Patterson), unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 200 feet of Block 32 on the plan of Charlotte Park, Second Addition Extended, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the North side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines (parallel to and 150 feet East of the Easterly margin of Fortieth Avenue, North) 150 feet to an alley.

Being the same property conveyed to Jayme C. Long, Trustee of The Jayme C. Long Trust Dated October 19, 2022 by Warranty Deed from Build Nashville LLC, A Tennessee Limited Liability Company of record in Instrument No. 20230118-0003890 Register's Office for Davidson County, Tennessee, dated January 16, 2023 and recorded on January 18, 2023.

Map/Parcel 092-13-0-239-00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3906 Dakota Avenue, Nashville, TN 37209**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9TH day of JUNE, 2026

Jayme C. Long Trust dated October 19, 2022

BY: Jayme C. Long, Trustee
Jayme C. Long
Trustee

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jayme C. Long, Trustee of the Jayme C. Long Trust dated October 19, 2022 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at MANHATTAN BEACH, ~~Tennessee~~ CALIFORNIA, this 9TH day of JUNE, 2026.

Notary Public

My Commission Expires: 12-23-29

BRIAN S. MISAWA
Notary Public - California
Los Angeles County
Commission # 2543233
My Comm. Expires Dec 23, 2029

Tennessee Certification of Electronic Document

I, Leena Malik, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/9/26 (date of document).

Leena Malik
Affiant Signature

6/10/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 10 day of June, 2026

Nicole Dowling
Notary Signature

NICOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

My commission expires: 11.26.2028